

## **Minutes of the Plan Commission – Town of Spring Green**

May 8, 2018 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

**Attendees:** Alvin Christianson

**1. Meeting called to order by Iausly at 7:02 pm.**

**2. Roll call** Plan Commission members present: Fred Iausly, Nate Robson, Carla Carmody, Kolby Hirth; excused: Michelle Thomas; absent: none

**3. Iausly attested that proper public notice had been made.**

**4. Motion to approve minutes of the March 13, 2018 meeting** by Robson, seconded by Carmody.

**5. Motion approving agenda as posted** by Carmody, seconded by Robson. Motion carried.

**6. Public comment:** None.

**7. Updates & Communications:**

- a. Iausly reported recent damage to Peck Rd adjacent to a farm owned by Tom LaBudde. Over 200 loads of manure had been spread resulting in damage to the shoulder on both sides of the road. Chairman Lins has contacted LaBudde, who will need to pay for a contractor to repair the road and install an Ag drive to Town specifications. The Plan Commission will review the engineering plan for the drive, which will need to include a proper apron and appropriate angles for the size of equipment used on the farm.
- b. Iausly reported that Pam Kruschke inquired for a client looking to combine 2 lots in Monument subdivision off of Kennedy Road and a CSM will be coming to the Plan Commission.
- c. Iausly reported that David Lane, Pinelands subdivision off of Soeldner Rd, contacted him inquiring about accessory structures and potentially rezoning to Ag from single family residential. Lane was under the mistaken impression that zoning affects taxation on residences. Iausly will remain in contact with Lane if further questions arise.
- d. Tom Peck contacted Inspector Tracy Johnson regarding installing an Ag drive off of Dyke Rd. Johnson had concerns of the proposed placement because of a vision-hindering knoll. Iausly will follow-up with Peck.
- e. Iausly relayed that the PSC did not recommend Spring Green be awarded broadband grant during the last round. Most awardees were either very small projects including DSL or expanding fiber around the greater Milwaukee area. Spring Green will apply again in the next round during July.

**8. Business Items:**

**a. Elect Officers: Vice-Chair and Secretary**

Carmody nominated Robson for Vice-Chair and Hirth seconded, motion passed.

Robson nominated Hirth for Secretary and Carmody seconded, motion passed.

**b. CSM: Presentation by Alvin Christianson for properties at E2551 Olson Rd and E2540 Richland St.**

Alvin Christianson presented a proposal for 2 separate CSMs to combine 66' wide lots [in the WW Kitchens addition]- one to combine 3 lots to make a 198'-wide parcel and another to combine 2.5 lots to make a 165'-wide parcel. The old plat has 20'-wide alleys dedicated to the public, which would take Town action and agreement by all affected landowners to vacate. An offer has been accepted for the 198'-wide parcel and perc tests have been completed for both parcels, so Christianson wants to proceed quickly. Christianson relayed that the County directed the CSM be completed prior to issuing a septic permit and advised that the CSMs were the Seller's responsibility. Robson inquired how the addresses were assigned. Christianson said there was only a single fire number for each proposed CSM. Iausly clarified that these are 'ownership parcels of multiple lots' and have a single address. Surveyor Nick Jennings (Arena) will survey this week and have the final CSMs in electronic format quickly. Motion to recommend approval of E2551 Olson Rd by Iausly, seconded by Carmody, passed. Motion to recommend approval of E2541 Richland St by Iausly, seconded by Carmody, passed. Iausly advised that Christianson or his representative should be present at the June 7 Board meeting.

The Plan Commission briefly reviewed the process of vacating land dedicated to the public. All landowners must agree to pay for CSMs and legal fees because they will receive the land for free, then the Town petitions the Court to vacate public land.

**d. Comprehensive Plan: discussion for potential updates**

The Plan Commission discussed Element 3: Economic Development including priorities for locating PRD conservation easements and Element 4: Utilities and Community Facilities. Discussion included consideration of the Town of Franklin's requirement that PRD easements be Class I soils (surveyed areas) and exclude woods and swamp/wetland, as compared to the County's preference for the PRD easement be of simple legal description (e.g. follow existing quarter-quarter section lines).

Iausly will work on draft language in Section 7.11 (pg. 81).

Iausly will check on the limitations/potential of expanding the Prairie Sanitary District and report back for incorporation into the Comprehensive Plan update.

**9. Next Meeting Date:** June 10, 2018 at 7:00 pm

**10. Adjournment:** Motion to adjourn by Robson, seconded by Carmody at 8:50 pm. Motion carried.

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(Kolby Hirth, Secretary)

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(Fred Iausly, Chairperson)